



Spectacular and unique two bedroom, two bathroom apartment in this stunning church hall conversion, formerly the Wessex Sound Studios

The Recording Studio, Highbury New Park, London, N5

Offers in excess of £850,000 Leasehold





Open-plan kitchen/reception room • Two bedrooms • Two bathrooms • Upper floor • 1068 square feet • Fabulous exposed roof beams and rafters • Superb voluminous space • Excellent condition • Long Leasehold (170 years remaining) • Private off-street parking • Gated development

Local Information

The Recording Studio is discretely tucked away behind St Augustine Church on the beautiful tree-lined Highbury New Park. It is well placed for the excellent transport links at Canonbury, Arsenal and Highbury & Islington Stations. These offer numerous bus, Underground, London Overground and National Rail links all providing easy access to the City, West End, Canary Wharf, and the international connections at Kings Cross St Pancras. Highbury Barn with the excellent local shopping and amenities is a short walk away, whilst further facilities including restaurants, bars, theatres and cinemas are close by on Upper Street and at The Angel.

About this property

Savills are delighted to present this magnificent apartment set in the 'The Recording Studio' development on Highbury New Park. The building is steeped in history. It was originally built in 1881 as the church hall to St Augustine Church. In the 1960's the building became the home of the renowned Wessex Sound Studios. In 1965 George Martin, the legendary

producer of The Beatles, bought the studios and made of it one of the hottest rock hubs in the music industry. The list of musicians who recorded here is incredible – they include The Rolling Stones, The Clash, Queen, The Sex Pistols and many more world famous acts. In 2006 the building was converted to its current form as a residential gated development known as 'The Recording Studio' with eight apartments and one townhouse.

The apartment we offer is a top floor property within the main building. The unique features in this apartment are simply breath-taking with beautiful exposed roof beams and rafters throughout and fantastic exposed brick feature walls. The ceiling rises up to a great height with the line of the roof giving the apartment a wonderful volume throughout. The open plan kitchen / reception is of extremely generous proportions with plenty of space for a large dining table and ample soft seating and lots of room between. The main bedroom is a fantastic size with walk-through



wardrobe leading to a beautifully appointed en-suite shower room. There is also a large amount of eaves storage accessible via the bathroom and the bedroom. The second bedroom is also a very good size and offers a full wall of built-in wardrobes. Completing the accommodation is the family bathroom which is bathed in natural light and again gives a wonderful feeling of space.

This is a truly unique property offered in excellent condition and is available as a chain free purchase. The property also comes with an allocated off-street parking space. This is an extremely rare opportunity to acquire such a property with Islington's period housing stock being mainly Victorian and Georgian townhouses.

Tenure

Leasehold

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.

Telephone:

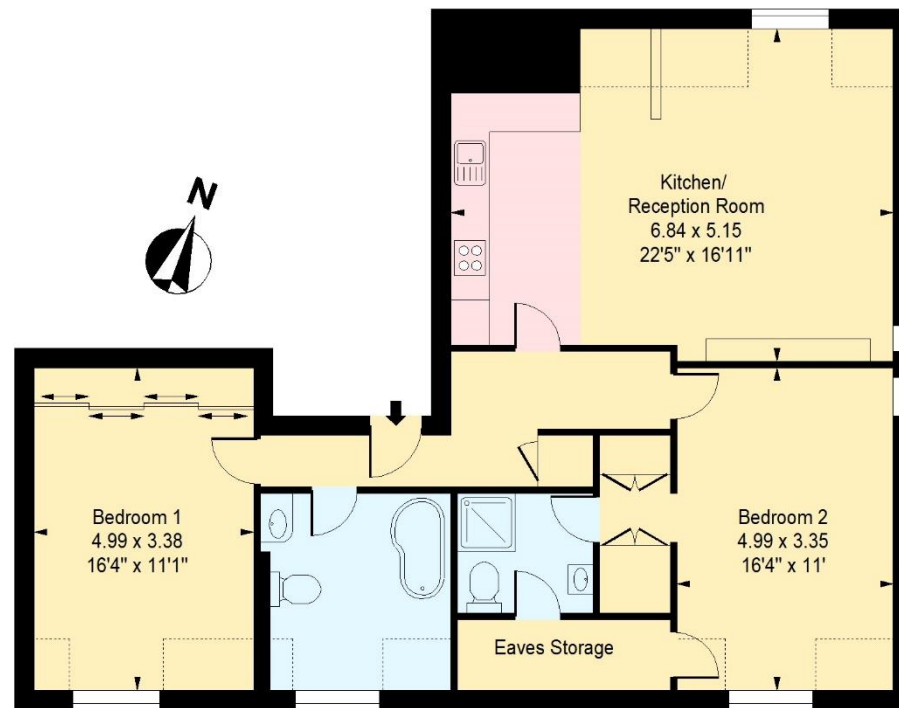
+44 (0) 207 226 1313.





Highbury New Park, N5

Approximate Gross Internal Area = 1068 sq ft / 99.22 sqm



Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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Second Floor